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## *Mount Pleasant House*

Horpit, Wiltshire, SN4 0AU





# Mount Pleasant House

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Freehold | EPC Rating - C

 5  4  6

Set within approximately 8.47 acres, in a peaceful and secluded position on the edge of the North Wessex Area of Outstanding Natural Beauty is Mount Pleasant House, an exceptional family home and private equestrian estate. Offering an outstanding opportunity for multi-generational living, complemented by extensive grounds, far-reaching countryside views and fantastic equestrian facilities. In total, the property and its outbuildings extend to over 9,300 sq ft, providing an impressive sense of scale and versatility.

Approached via a long private driveway, the property immediately conveys a sense of exclusivity and tranquillity. The setting is truly special, enjoying uninterrupted views stretching towards the Ridgeway and the Marlborough Downs, creating a picturesque backdrop.



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Living  
Room with  
Inglenook  
Fireplace





The main house provides substantial and versatile living accommodation, thoughtfully arranged to suit modern family life while retaining a warm and welcoming atmosphere. Generous reception spaces, well-proportioned bedrooms, multiple bathrooms and excellent connectivity between living areas make this a home perfectly suited to both everyday living and entertaining.

A key strength of the layout is its adaptability for multi-generational living. The ground floor configuration lends itself to the creation of a bedroom suite if required, while the office, boot room and adjoining spaces offer scope for a semi-independent area. In addition, the extensive outbuildings, including the garage block, barn and stables provide further potential for conversion (subject to consents), making the property particularly well suited to extended family living or guest accommodation.

Principal  
Bedroom





Far  
Reaching  
Views





Externally, the property continues to impress. The grounds include established gardens, open land, and a range of outbuildings. A particular highlight is the covered, heated swimming pool, complete with a retractable roof, allowing for year-round enjoyment.

The equestrian facilities are particularly noteworthy, centred around a floodlit arena allowing for year-round schooling in complete privacy. The stable yard is well arranged, comprising six loose boxes, barns, and a dedicated tack room, ensuring practicality and ease of use. The pastureland is thoughtfully divided into multiple paddocks, ideal for rotational grazing and flexible management. All fields are enclosed by post-and-rail fencing and benefit from a direct water supply, making the setup both efficient and highly functional.

Beyond equestrian use, the land is highly versatile and would lend itself well to a variety of alternative rural pursuits. It is perfectly suited for keeping livestock or for those seeking a smallholding lifestyle. There is also potential for hobby farming, rewilding projects, or other leisure and amenity uses, subject to any necessary permissions.





In addition, there is flexibility for the land to be separated if required, offering further versatility for purchasers depending on their needs.

Mount Pleasant House is also ideally located for access to excellent schooling, including the highly regarded preparatory Pinewood School and the prestigious Marlborough College, known for its strong academic reputation and equestrian traditions.

Combining a substantial family home with fantastic equestrian facilities, Mount Pleasant House offers a complete country lifestyle in a highly desirable and accessible rural setting.

Approximate Area = 3855 sq ft / 358.1 sq m (excludes carport)

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Garage = 420 sq ft / 39 sq m

Outbuildings = 5023 sq ft / 466.6 sq m

Total = 9329 sq ft / 866.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Richard James. REF: 1399970

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